



# City of Carmel

## CARMEL PLAN COMMISSION AGENDA

**May 18, 2004**

**7:00 p.m.**

**City Hall, 2nd Floor**

**One Civic Square**

**Carmel, IN 46032**

### Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**

**1g. Presentation of service awards to past Plan Commission members.**

### **H. Public Hearings:**

**1h. Docket Nos. 04030043 Z:**

**Dixie Highway Addition, lot 2 (pt) - Yang Health Center**

The applicant seeks to rezone approximately 0.2 acres from R-3/Residence to B-1 Business. The site is located at 10640 N College Ave and is within the Home Place Business District Overlay.

Filed by Dennis Lockwood of Mark Swanson Associates, Inc.

**2h. Docket Nos. 04030044 DP/ADLS:**

**Dixie Highway Addition, lot 2 (pt) - Yang Health Center**

The applicant seeks approval of a building addition. The site is located at 10640 N College Ave and is within the Home Place Business District Overlay.

Filed by Dennis Lockwood of Mark Swanson Associates, Inc.

**3h. Docket No. 04030041 SP: Earl and Bertha Harvey's Subdivision, Lots 2A-2B:  
Primary Plat Amendment**

The applicant seeks to split one residential lot into two lots. The site is located northwest of 110th Street & Westfield Blvd. The site is zoned R-1/Residence.

Filed by Dave Barnes of Weihe Engineers for Mr. & Mrs. Monson.

- 4h. Docket No. 04030046 DP Amend/ADLS Amend :**  
**Carmel Industrial Park - Engineered Cooling Systems**  
The applicant proposes a building addition and additional parking. The site is located at 201 West Carmel Dr. The site is zoned I-1/Industrial.  
Filed by Mark Swanson of Mark Swanson & Associates, Inc..
- 5h. Docket No. 04040014 DP Amend:**  
**Kite Medical Office Complex, Phase 1 (Development Plan Amendment)**  
The applicant proposes a medical office building. The site is located northeast of 126th Street and US Highway 31, at the 13000 Block of N. Pennsylvania St. The site is zoned B-2/Business within the US 31 Overlay Zone.  
Filed by Paul Reis of Drewry Simmons, Pitts & Vornehm for Kite Companies.
- 6h. Docket No. 04040017 DP - Carmel Science and Technology Park, Blk 11, lot 4: Companion Animal Hospital (Development Plan)**  
The applicant seeks to construct a veterinarian office. The site is located just southwest of the intersection of Carmel Dr and Guilford Ave. The site is zoned M-3/Manufacturing Park District.  
Filed by Mark Monroe of Drewry, Simmons, Pitts & Vornehm for REI Investments.
- 7h. Docket No. 04040016 DP -Carmel Science and Technology Park, Blk 11, lots 2-4**  
The applicant seeks to construct 3 commercial buildings. The site is located just southwest of the intersection of Carmel Dr and Guilford Ave. The site is zoned M-3/Manufacturing Park District.  
Filed by Mark Monroe of Drewry, Simmons, Pitts & Vornehm for REI Investments.
- 8h. Docket No. 04050012 OA – Park Impact Fees**  
**Docket No. 04050013 CP - Carmel/Clay Parks Zone Improvement Plan**  
The applicant seeks to amend **Chapter 29: Park and Recreation Impact Fees** and amend the Carmel/Clay 2020 Vision Comprehensive Plan: Carmel/Clay Parks Impact Fee Zone Improvement Plan.  
Filed by the Carmel/Clay Parks Department.

**I. Old Business:**

- 1i. Docket Nos. 04020033 PP: Bennett Minor Subdivision**  
The applicant seeks to create a 2- lot minor residential subdivision. The petitioner also seeks the following subdivision waivers:  
**#04030010 SW** SCO 6.05.01 lots shall abut/have access to a street  
**#04030011 SW** SCO 6.05.01 lots shall have a minimum of 50-ft frontage  
The site is located at 2020 W. 136th Street. The site is zoned S-1/Residence-Estate.  
Filed by Dave Barnes of Weihe Engineers.

**2i. Docket No. 04030001 DP Amend/ADLS:  
Weston Park, Lot 3 - National City Bank**

The applicant seeks approval for a bank building with parking. The site is located southwest of 106th Street & Michigan Road. The site is zoned I-1/Industrial and is located within the US 421 Overlay Zone.

Filed by Kenneth Sebree of Sebree Architects, Inc.

**J. New Business:**

**1j. Docket No. 04040008 ADLS: Clay Terrace, Bldg G1- ADLS**

The applicant seeks approval of a retail building. The site is located southwest of US Highway 31 and E. 146th Street. The site is zoned PUD-Planned Unit Development.

Filed by Fred Simmons of Simmons & Associates.

**K. Adjournment**